



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

98-173- (5)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No.052729
Conditional Use Permit No. 98173
Oak Tree Permit No. 200900039
Environmental Assessment No. 98173

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Laro Properties L.P. (Sikand Engineering)

MAP/EXHIBIT DATE:

11/04/14

SCM REPORT DATE:

12/04/14

SCM DATE:

12/11/14

PROJECT OVERVIEW

A request to develop 80 acres of vacant land into a single-family residential area.

Subdivision: To create 33 single-family lots, 1 open space private park lots, and 3 public facility lots (37 total lots).

CUP: For development within a non-urban hillside management area; density-controlled development; onsite grading in excess of 100,000 cubic yards; and off-site grading in excess of 100,000 cubic yards.

Oak Tree Permit: For the removal of 11 oak trees and encroachment into the protected zone of 3 oak trees. There are 26 heritage-status oak trees onsite and 21 are proposed to be encroached upon/removed.

MAP STAGE

Tentative: ☐

Revised: ☒

Amendment: ☐

Amended : ☐
Exhibit "A"

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☐

1st Revision: ☐

2nd Revision: ☐

4th Revision (requires a fee): ☒

LOCATION

Sloan Canyon Road, north of Hillcrest Parkway, west of Meadowgrass Drive.

ACCESS

Sloan Canyon Road

ASSESSORS PARCEL NUMBER(S)

3247026002

SITE AREA

80 gross (75.15net) acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan (OVOV)

ZONED DISTRICT

CASTAIC CANYON

SUP DISTRICT

5th

LAND USE DESIGNATION

RL2 (Rural Land 2 – NU4, 1 du/2 net ac) and HM (Hillside Management) formerly N1- 0.5 du/ac and HM.

ZONE

A-2-2

CSD

CASTAIC

PROPOSED UNITS

(DU)

33 DU

MAX DENSITY/UNITS

(DU)

34 DU

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

994,800 cubic yards (option 1), 1,061,300 cubic yards (option 2)

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department

Regional Planning

Public Works

Status

Cleared

Hold

Contact

Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov

Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov

Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☐
Reschedule for Subdivision Committee Reports Only: ☒

PREVIOUS CASES

N/A

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. An updated oak tree report and updated burdens of proof for the conditional use permit e are required Please read below for further details.

Environmental Determination:

Clear ☐ Hold ☒

1. An updated oak tree report is required.
2. A Mitigated Negative Declaration environmental determination has been made.

Exhibit Map/Exhibit "A":

Clear ☐ Hold ☒

3. Clarify the number of oak trees.

Oak Tree Permit:

Clear ☐ Hold ☒

4. Updated oak tree report required.
5. Clarify the number of trees, encroachments and removals.

Administrative/Other:

Clear ☐ Hold ☒

6. Revise the application and project description to reflect any changes in the clarifications/requests made above.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3rd revision and thereafter), and
- Other materials requested by the case planner.

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** You are encouraged to contact the case planner for a preview of your next SCM submittal.